

REGULAR PLANNING & ZONING COMMISSION MEETING

Wednesday, March 3, 2021 at 7:30 pm

VIA VIDEOCONFERENCE

Commission Members

Chair Ann Yakimovicz; Vice Chair Tony Macina; Commissioners Brenda Sies, Stephan Ambrose, Tom Grant; Alternates Melody Gayeski, Alyssa Kline

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconferencing public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the Planning and Zoning Commission. Emails may also be submitted.

Members of the public are entitled to participate remotely via Zoom Teleconferencing by one of the following methods:

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Meeting ID: 885 5779 5441

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ITEMS OPENING MEETING

- 1. CALL TO ORDER**
- 2. ROLL CALL**

3. APPROVAL OF MINUTES

February 3, 2021, regular meeting

4. CITIZEN COMMUNICATIONS

GENERAL BUSINESS AND ACTION ITEMS

5. Request for a variance from Subdivision Regulations for 9500 Ranchland Hills Blvd.

- a. **PUBLIC HEARING** to receive public input and consider a request by Robert and Cindy Driskill for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q) (i) to allow construction of a pool in the front yard at 9500 Ranchland Hills Blvd. (Lot 53, Block A Ranchland Hills Subdivision), Jonestown, Texas.
- b. Discussion and possible action on a recommendation to City Council regarding the above request by Robert and Cindy Driskill for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(i) to allow construction of a pool in the front yard at 9500 Ranchland Hills Blvd. (Lot 53, Block A Ranchland Hills Subdivision), Jonestown, Texas.

6. Request for a zoning classification change for property at 17215 E. Reed Parks Road

- a. **PUBLIC HEARING** to receive public input and consider a request by Stallion Texas Real Estate Fund, LLC, for a zoning classification change in accordance with Chapter 14: Zoning Code Section 14.02.062, of the Jonestown Code of Ordinances, from expired PUD zoning to "B-1" Business-light Commercial (4.86 acres) and "R-1" Residential Single Family (52.38 acres) for property located at 17215 E. Reed Parks Rd (ABS 325 SUR 603 Gregg J & ABS 2563 SUR 104 Carlton J F ACR 57.248), Jonestown, Texas.
- b. Discussion and possible action on a recommendation to City Council regarding the above request by Stallion Texas Real Estate Fund, LLC, for a zoning classification change in accordance with Chapter 14: Zoning Code Section 14.02.062, of the Jonestown Code of Ordinances, from expired PUD zoning to "B-1" Business-light Commercial (4.86 acres) and "R-1" Residential Single Family (52.38 acres) for property located at 17215 E. Reed Parks Rd (ABS 325 SUR 603 Gregg J & ABS 2563 SUR 104 Carlton J F ACR 57.248), Jonestown, Texas.

7. Request for a zoning classification change for property located at 18246 FM 1431

- a. **PUBLIC HEARING** to consider a request by Request by Devidass and Swaran Mahendru for a zoning classification change for a 22.651 acre tract currently zoned as "T" Temporary, "R-1" Residential Single-family and "B-2" Business-Retail zoning districts to "PUD" Planned Unit Development District with B1 base district zoning, which property is located at 18246 FM 1431 (ABS 840 SUR 421 YBARBO JA), Jonestown, Texas.

- b. Discussion and possible action on the above request by Request by Devidass and Swaran Mahendru for a zoning classification change for a 22.651 acre tract currently zoned as "T" Temporary, "R-1" Residential Single-family and "B-2" Business-Retail zoning districts to "PUD" Planned Unit Development District with B1 base district zoning, which property is located at 18246 FM 1431 (ABS 840 SUR 421 YBARBO JA), Jonestown, Texas.
- 8. Adoption of a Traffic Impact Analysis Manual
 - a. PUBLIC HEARING on an ordinance of the City of Jonestown, Texas, adopting a manual as the basis for the preparation of Traffic Impact Analyses required under this Code; amending Chapter 10, Subdivision Regulations, and Chapter 14, Zoning, of the Jonestown Code of Ordinances to add reference to that manual to the definitions contained in Section 10.02.002 and Section 14.02.005; amending Section 14.02.146 to reference the manual.
 - b. Discussion and possible action on a recommendation to City Council regarding an ordinance of the City of Jonestown, Texas, adopting a manual as the basis for the preparation of Traffic Impact Analyses required under this Code; amending Chapter 10, Subdivision Regulations, and Chapter 14, Zoning, of the Jonestown Code of Ordinances to add reference to that manual to the definitions contained in Section 10.02.002 and Section 14.02.005; amending Section 14.02.146 to reference the manual.
- 9. Amendment of minimum lot sizes in the City of Jonestown
 - a. PUBLIC HEARING on an ordinance amending the Jonestown Code of Ordinances, Chapter 14, "Zoning Ordinance," Article 14.02, Division 2 "Zoning Districts and Regulations", Section 14.02 "General Requirements and Limitations, Chart 1, by changing the title of Chart 1 to "REQUIREMENTS FOR ALL LOTS" and deleting Chart 2, REQUIREMENTS FOR LOTS WITH PUBLIC SEWER, and renumbering Chart 3 to Chart 5 so that it is clear that all lots in the city limits shall be a minimum of one (1) acre.
 - b. Discussion and possible action on a recommendation to City Council regarding an ordinance amending the Jonestown Code of Ordinances, Chapter 14, "Zoning Ordinance," Article 14.02, Division 2 "Zoning Districts and Regulations", Section 14.02.061 "General Requirements and Limitations, Chart 1, by changing the title of Chart 1 to "REQUIREMENTS FOR ALL LOTS" and deleting Chart 2, REQUIREMENTS FOR LOTS WITH PUBLIC SEWER, and renumbering Chart 3 to Chart 5 so that it is clear that all lots in the city limits shall be a minimum of one (1) acre.
- 10. Discuss drafted revisions to the zoning ordinance recommended by the Alternative Housing Committee.
- 11. Update from staff on current department activities.
- 12. ADJOURNMENT

I, the undersigned authority, do hereby certify that a copy of the above agenda of the City of Jonestown Planning & Zoning Commission was posted at Jonestown City Hall and the JonestownLibrary, places convenient and readily accessible to the general public at

all times, and said agenda was posted on this 26th day of February, 2021, by 7:00 a.m./(p.m.) Rachel Austin City Secretary, City of Jonestown, Texas.

I certify that the above agenda of the City of Jonestown was removed on this ____ day of _____, 2021, at _____ a.m./p.m. _____ City Secretary.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary at 512-267-3243 or fax at 512-267-4572, or e-mail raustin@jonestown.org.